



## Peel House Ponteland

- First Floor Flat
- No upper chain
- Village location
- 2 bedrooms
- Allocated parking

**£ 265,000**

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**ROOK  
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# Peel House

Ponteland

## Entrance Hall

The front door opens to a carpeted hallway with a radiator and door to:

## Inner Hallway

The inner hallway is carpeted and has a radiator, storage cupboard and access to the principal rooms of the property.

## Open Plan Lounge/Dining Room 19'8 max into recess x 14'6 max (5.99m x 4.41m)

A light and airy room with three double glazed windows to the front, two double glazed windows to the side, carpeted flooring, two radiators and an opening to the kitchen.

## Kitchen 9'3 x 7'9 (2.81m x 2.36m)

There is a fitted kitchen with contrasting work surfaces, sink unit inset, integrated fridge freezer, gas boiler, gas hob with cooker hood, electric oven, integrated slimline dishwasher, washer dryer, tiled flooring and spotlights.

## Bedroom One 10'1 x 10'11 (3.07m x 3.32m)

A comfortable bedroom with carpeted flooring, two double glazed windows to the rear, radiator and an opening to the dressing area with mirror front wardrobes.

## En-Suite Shower Room

With shower enclosure, wash hand basin, WC, heated towel rail, tiled flooring, part tiled walls, spotlights and extractor fan.

## Bathroom

A stylish bathroom with bath tub and shower over, wash hand basin, WC, heated towel rail, part tiled walls, tiled flooring, spotlights and extractor fan.

## Bedroom Two 11'7 x 8'6 (3.53m x 2.59m)

This lovely room has double glazed windows to the side and rear, carpeted flooring and a radiator.

**Externally** there is an allocated parking space and beautifully maintained communal gardens.

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Allocated parking space

## MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

## TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 125 years from 1<sup>st</sup> April 2011

Ground Rent: £120 per annum

Service Charge: £2000 per annum

## COUNCIL TAX BAND: D

## EPC RATING: B

P00006821.EC.SCJ.22072024.V.1



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**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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